

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

55 SAMUEL ROAD WEIR VIEWS VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Weir Views

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 JADE CRESCENT COBBLEBANK VIC 3338	\$505,000	29-Dec-23
40 CHROMITE CIRCUIT WEIR VIEWS VIC 3338	\$490,000	19-Dec-23
3 LIBRA ROAD WEIR VIEWS VIC 3338	\$525,000	11-Dec-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 February 2024



**6 JADE CRESCENT COBBLEBANK VIC 3338**

 3  2  1

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date **29-Dec-23**

Distance **1.57km**



**40 CHROMITE CIRCUIT WEIR VIEWS VIC 3338**

 3  2  2

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date **19-Dec-23**

Distance **0.36km**



**3 LIBRA ROAD WEIR VIEWS VIC 3338**

 3  2  2

Sold Price

**\$525,000**

Sold Date **11-Dec-23**

Distance **0.88km**



**31 TOURMALINE DRIVE COBBLEBANK VIC 3338**

 3  2  1

Sold Price

**\$550,000**

Sold Date **09-Sep-23**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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